

Residential Adult-Care Facilities

This table summarizes how Chapter Comm 14 and the building codes generally apply to residential adult-care facilities, depending on the number of adult-care residents and on when and how the facility was constructed. (These facilities do not include nursing homes and hospitals.)

Application of the Pre- and Post-July 1, 2002, Fire Prevention Code and Commercial Building Code (and the Uniform Dwelling Code) for Residential Adult-Care Facilities in Non-Converted and Converted Buildings

NON-CONVERTED BUILDING ^a					CONVERTED BUILDING ^b		
	Type of Facility	Number of Adult-Care Residents	Pre-7/1/02 Code	Post-7/1/02 Code	Number of Adult-Care Residents	Pre-7/1/02 Code	Post- 7/1/02 Code
UDC	One- or 2-Family Dwelling	1–2	UDC	UDC	1–2	UDC, if post-6/-01/80 building	UDC, if post-6/-01/80 building
	Adult Family Home ^c	3–4 ^d	Excluded from CBC and Comm 14; apply UDC	Excluded from CBC and Comm 14; apply UDC	3–4 ^d	Excluded from CBC and Comm 14; apply UDC	Excluded from CBC and Comm 14; apply UDC.
CBC and Comm 14	Community-Based Residential Facility ^j	5–8	Comm 61.001 put these within the scope of UDC ^e	Comm 62.0404 (4) applies UDC ^e	5–8	Excluded from CBC; apply UDC ^f	R-4 ^f
		9–16	Comm 57 ^e	R-4 ^e	9–20	Comm 61 ^{f,g,h}	R-4 ^{f,g}
		>16	Comm 57 ^e	I-1 ^e	>20	Comm 57 ^e	I-1 ^e

^a This heading is for buildings that were constructed as an adult-care facility. The pre- and post-7/1/02 code columns refer to whether that construction occurred before or after July 1, 2002, and generally show which building code criteria apply.

^b This heading is for previously constructed buildings that were subsequently converted to an adult-care facility. The pre- and post-7/1/02 columns refer to whether that conversion occurred before or after July 1, 2002, and generally show which building code criteria apply.

^c Adult family homes are excluded from the CBC and Comm 14 by sections 101.01 (11) and (12) and 50.01 (1) of the Statutes.

^d Can be more than 4 if all are siblings.

^e Statutorily defined as a public building and as a place of employment.

^f Specifically excluded from the statutory definition of public building – but statutorily defined as a place of employment, for the “safe place” purposes in section 101.11 of the Statutes.

^g Building code specifically required by section 101.127 of the Statutes.

^h For conversions that occurred before July 1, 1978, apply Ind 57.

ⁱ The Department of Health Services may have additional, more restrictive requirements, depending upon the classification of the CBRF covered by their license.